

**RECORD OF PROCEEDINGS  
MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
SANTA FE BUSINESS IMPROVEMENT DISTRICT**

**Held:** Tuesday, July 17, 2018 at 3:05pm at Semple Brown Design, 1160 Santa Fee Drive, Denver, CO 80204.

**ATTENDANCE:**

A regular meeting of the Board of Directors of Santa Fe Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

**Board Members/Advisors Present**

Andrea Barela  
Mark Landman  
Debbie Stoner  
Rusty Brown  
Lindi Sinton  
Jack Pappalardo  
Cheryl Spector

**Board Members Not Present**

None

**Community Members Present**

John Slaughter & Holly Slaughter - Owners of Tribe Tattoo  
Adam Perkins -Senior President, Urban Planning of 5280 Loop  
David Griggs - LPNA / Art District  
Laura Decker – Art District  
Crystal Jacques -Special Events for the Art District  
Laura Cowperthwaite - Live Work Denver  
Aubrey Lavizzo - Community member

**June Minute Approval**

June board minutes were reviewed and accepted. Approval of revised minutes was motioned by Rusty and second by Jack, all were in favor.

**5280 Loop Presentation & Update**

Adam Perkins from Downtown Denver Partnership presented on the 5280 Cultural Loop. [CLICK HERE](#) to see the proposed map of the loop. The project will be a bike/walk trail that will measure a little more than 5280 feet long, connecting surrounding Denver Metro neighborhoods. It will comprise of signage, connections to off street trails, protected bike lanes, landmarks/destinations and parks. This project is meant to bring natural elements to the downtown area and give residents easy access and promote outdoors, placemaking and accommodate all demographics.

The project is encouraging community input and ideas and would like BID's participation and collaboration.

- A suggestion was made that a part of the bike/walk trail go up Santa Fe Drive instead of just 10<sup>th</sup> Avenue. This will have to be explored further since Santa Fe Drive is not hospitable to pedestrian traffic, especially bikes.

This project will be paid for by donations and grants. It is estimated that 100 million will be needed. The 5280 Loop project is also requesting that BID associations contribute to the cost of maintaining the loop upon completion.

### **August First Friday Update w/Two Parts**

The Art District and their event contractor Two Parts will be closing down Santa Fe Drive and producing a Food Truck rally event for August First Friday. They limited the event to 40 food trucks to not over compete with area restaurants.

#### Details of Event

August 3, 2018 | 4:00 – 10:00pm

Street closure 6-6:30pm will start on 7<sup>th</sup> to 11<sup>th</sup> Ave.

Food trucks will start setting up at 4:30pm but will not park on Santa Fe till 6:00pm. Artist will have donated sidewalk space to present their art and host activities. BID usually helps after First Friday's with clean up but Two Parts will take on that responsibility.

Art District proposed sponsorship from the BID of ranging from \$5,000 to \$12,500 to help pay for the event and to give a stipend to the artist that are volunteering their time and to help buy the materials that will be used in the event. The proposal offers banner placement and other amenities. BID board decided to discuss sponsorship at the end of the meeting. It was mentioned that map of the event will be given out at the Art District's member meeting. Jack is representing BID tonight at that meeting.

### **Retail Truck Pilot Program Discussion**

There are two proposals the BID has received from two retail trucks to have written approval to park within the Santa Fe BID area. BID has not decided and wants the Art District to be involved in the decision making. BID also needs more feedback from businesses within the area. Other concerns are the quality of the merchandise and the how much space will the trucks need. Also, how will this help or affect Santa Fe business? John, owner of Tribe Tattoo said that he thinks this would bring the area more customers. Andrea agreed because many of these trucks have a client base that follow the trucks. Others mentioned that Santa Fe business owners have had bad experience before with temporary groups Hand Made Home Made. Businesses felt they were competing and taking away from their businesses. If BID allows trucks to be parked on Santa Fe what days and times would be appropriate to have them on Santa Fe;

- Non-peak days
- Not First Friday
- Restricted Locations

BID's first step is to talk to the city to figure out what types of permits they need and if the BID can restrict their locations on Santa Fe Dr. BID has proposed to put out a Survey Monkey to the BID contacts with no more than five questions to gauge public opinion.

- General yes or no on retail trucks
- First Friday vs other days?

- What areas?
- How would it complement our Santa Fe businesses?
- Preference on Colorado manufactured merchandise or what is sold in general?

Survey must be out before next meeting.

### **Frontage/Design Overlay Process Review (Hanger 41, David Griggs, Andrea/Jack)**

Review: The City is requiring that new buildings incorporate a 16 ft set back from the street to allow for 8 ft of sidewalk and 8 ft of tree/law. For many upcoming projects this presents a huge problem and many people are opposed to it. This requirement seems to be a part of the city's efforts to widen walkability on Santa Fe Drive however many feel this look is not desirable and would like the City to move forward on their \$500k study that will exam widening all sidewalks on Santa Fe Drive which there has yet to be any action on.

Recently Jack, Andrea and Buddy from Hangar 41 met. Hanger 41 is moving forward with their design plan with the 16 ft accommodation so as not to delay the 600 block project any further. Andrea commented that the City Council should be up to date on this issue.

David Griggs is working on requesting a design overlay from the city. The city is requiring a survey be done to get community feedback about the overlay and to prioritize other important community issues. David has initiating the survey that will be sent to La Alma neighbors so that we're able to go to the city ask them to preserve the community values and consider the design overlay. This survey has already been well vetted by LPNA and other community partners but has yet to receive feedback from the BID. After a brief review of the survey it was decided that more time was needed before it's released and asked David for a week and will present its feedback offline. [CLICK HERE](#) to see the survey.

Some initial challenges with the survey's language.

- What does main street characters mean?
- Latino art and culture? How important are they to the neighborhood?
- How will we convince the city to grant the overlay and preserve what the neighborhood is about?

BID needs to send out the survey to be able to start the next steps and translate for an overlay plan. BID agrees that this survey has priority and should go out on August 1st.

### **PS You Are Here Event Update**

Cheryl has been working with the two artists awarded though the PSYAH grant to finalize their projects and get the unveiling event off the ground. [The event](#) will have a welcome and recap speech to the public on what the project are. Artists, LPNA, BID will also do presentations. There will be music, food and refreshments. The event will be from 5-8 pm at the event gallery at 910 Arts.

### **Maintenance Contractor Update**

Andrea gave an update as the selection of a maintenance contractor. She is leaning towards Ground Service Co after speaking to them to clarify their high price on the irrigation testing and repair portion of their quote. After clarifying they have agreed to bring down the proposed \$3,900 to \$1,600 which brings the overall annual quote to \$26,412 instead of \$28,612.

We will wait on more private contractors to give their BID through Cheryl and Debbie contacts. Until then Andrea will proceed with regular maintenance projects.

### **Board member terms/ by-laws**

After some discussion BID members were confused on why some members have a 4-year term and others have 5-year. By-law terms state that the regular term is 4 years. Since many member's term are ending at the end of this year there needs to be new search.

### **Public Comment**

(None)

### **New Business**

#### I-25 Central Planning & Environmental Linkages Study Stakeholder Group

Andrea debriefed on the I-25 stakeholder meeting she attended on behalf of the BID. "The purpose of the recommend transportation improvements in the I-25 Central Corridor between approx. Santa Fe Drive and 20<sup>th</sup> Street is to reduce congestion and improve safety and travel-time reliability for the movement of people and goods. The improvements will also consider access to and from I-25 as well as connectivity across I-25 for bicycles, pedestrians, transit and local traffic."

Andrea ask if any other BID member would like to attend any future meetings with her. [HERE](#) and [HERE](#) is the information that has been provided so far from CDOT regarding the project.

#### Santa Fe Banners Update Banners-David Griggs

10 new banners will hang on Santa Fe Drive from 7<sup>th</sup> Ave. to 10<sup>th</sup>. Only Art District members will be able to have a banner. A graphic designer will layout the submitted designs. For more info on the banner project [CLICK HERE](#).

#### Maintenance Issues

Cheryl distributed pictures of some of the neglected areas of Santa Fe Drive. She stated that the BID is paying so much to maintain and upkeep Santa Fe and things are not being maintained well enough. Cheryl asked BID members to walk around to notice all the damages and unkept spots that should be addressed. Andrea committed to working more on some of the specific areas that were pointed out but reminded everyone that maintenance is constantly being addressed.

#### Sponsorship for August First Friday

Lindi raised the sponsorship request issue for Aug First Friday. BID agreed that the Art District is asking for a lot of money. In previous meetings the BID agreed to do trash removal, but they stated that they have that covered. The BID has too many responsibilities to agree to one of the proposed levels. It was proposed that the BID could donate a \$1,000 to the Art District to use however they need. A motion was made by Lindi, seconded by Debbie and all were in favor.

Lindi brought up that BID meeting are hosting too many community presentations and doesn't have adequate time to discuss BID's important issues. Andrea commented that she had additional people that requested to speak this afternoon and she had to turn them down because of the busy agenda.

- Lindi proposed keeping public presentation to the end.
- Andrea will also remind members from the public to keep their comments to the allotted "public comment" portion of the meeting.

BID agrees that they will move public comments/presentations to the last 45 minutes of the meeting. This agreement will be let know to all community members on the next BID meeting invite.

**Meeting Adjourned**

5:34 pm

**Next Meeting**

Tuesday, August 21, 2018 – Semple Brown, 1160 Santa Fe Drive